

**MANITOU SPRINGS PLANNING COMMISSION
AGENDA, REGULAR MEETING
WEDNESDAY, SEPTEMBER 8, 2004, 7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. July 14, 2004
2. August 11, 2004

III. REVIEW OF COUNCIL ACTION

3. SV 0402 – Sign Variance (Larger Sign than Permitted in Residential Zone) – 218 Ruxton Avenue – Deerhead Signs, Applicant. Staff will report on Council's action at the Commission meeting.

IV. UNFINISHED BUSINESS

4. MJR 0401 – Major Development (Spa Building) – 934 Manitou Avenue – Oliver E. Watts Consulting Engineers, Applicant. (Staff requests postponement)
5. V 0409 – Parking Variance (Spa Building) – 934 Manitou Avenue – Oliver E. Watts Consulting Engineers, Applicant. (Staff requests postponement)
6. MNR 0402 - Minor Development (New Single Family Residence and Access Drive) - 0 El Paso Blvd. - Bruce and Susan Brian, Applicants.(Staff recommends postponement pursuant to the City Engineer's review comments and receipt of a complete submittal from the Applicants.)
7. V 0406 - Height Variance (New Single Family Residence) - 0 El Paso Blvd. - Bruce and Susan Brian, Applicants. (Planning Commission, on August 11, requested that items MNR 0402 and V0406 be heard together by the Commissioners.)

V. NEW BUSINESS

8. V 0419 – Parking Variance (New Single Family Residence) – 0 Minnehaha Avenue – Gerhard Scholten, Applicant.
9. V 0417 – Parking Variance (Conversion of Garage/Driveway) – 313 Plainview Place – Becky Elder, Applicant

VI. OTHER BUSINESS

10. Update Regarding Parking Subcommittee Worksession Held Friday, August 13, 2004.
11. Update Regarding Efforts to Hire a Planning Consultant to Evaluate City Zoning and Subdivision Codes.

VII. ADJOURNMENT

cc: Rachel Buller (Term exp 12/31/06)
Alan Delwiche, V. Chair (Term exp 12/31/06)
Kerstin Eriksson, Alternate (Term exp 12/31/06)
Christopher Johnson (Term exp 12/31/04)
Jim Kwiecien, Chair (Term exp 12/31/06)
Howard Lerner (Term exp 12/31/07)
John C. Minahan, Jr., Alternate (Term exp 12/31/08)
Gil Price (Term exp 12/31/07)
Jeff Weinzierl (Term exp 12/31/05)

Council: Nancy Barnes (Council Liaison)
Kathy Verlo (Alternate Council Liaison)

Staff: Todd Liming, Planning Director
Michelle Anthony, Planner
Alan Jensen, City Attorney
Cheri Mills, Admin. Asst.

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.

Posted: September 3, 2004 1:00 p.m.